

## **FARMINGTON CITY COUNCIL MEETING**

September 5, 2017

### **WORK SESSION**

*Present: Mayor Jim Talbot; Councilmembers Brigham Mellor, Doug Anderson, John Bilton, Cory Ritz, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

### **CenterCal Presentation**

**Fred Bruning**, Chief Executive Officer, CenterCal Properties presented information about the current state of Station Park and an overview of plans for future development. He offered that Station Park is a gathering place, where people enjoy shopping, but it also a place where people can be entertained, eat meals together, and use services being offered by office tenants.

**Fred Bruning** discussed a number of potential tenants for existing spaces and those in development near Cabela's. CenterCal expects to increase profitability of existing space by bringing in new concept stores. He noted that a number of existing office space tenants want to increase square footage on the property, so there may be some shifting and relocation.

**Fred Bruning** suggested that the City to have high development standards and encouraged the continued development of a nexus which would sustain a strong employment base. This would lead to residents being able to live, work and play in Farmington.

### **REGULAR SESSION**

*Present: Mayor Jim Talbot; Councilmembers John Bilton, Doug Anderson, Cory Ritz, Brigham Mellor, Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, Youth City Councilmember Sam Marston, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden*

### **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 7:06 p.m.

### **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

The invocation was offered by Councilmember **Cory Ritz** and the Pledge of Allegiance was led by McKade Lots of Boy Scout Troop 904.

Sam Marston, Mayor of the Youth City Council introduced himself as a Senior at Viewmont with interests in health and sciences.

### **OLD BUSINESS:**

### **Resolutions Authorizing Condemnation of Real Property for the Expansion and Reconstruction of a Public Street**

**Jim Talbot** noted that this issue has been previously discussed at length and now the City is moving forward with proposed action. **Dave Millheim** stated that there are 80 properties affected

by the street, curb and gutter construction project near 1100 West. The City owned the right of way on all but 17 properties. Most residents worked with the city to come to an agreement that allowed the City to move forward with the project. For the three remaining properties, the next step is to pursue condemnation proceedings - which is last resort action after months of negotiation. This does not preclude additional discussion with property owners, but the City needs to move forward so as not to cause construction delays.

***Motion:***

**Brigham Mellor** moved to approve the attached resolutions (1) Authorizing condemnation of real property more commonly known as the Sanchez, Jung and Makin parcels for the expansion and reconstruction of a public street, (2) Authorize the City Attorney to file said resolutions with the Court and take all required steps to complete the acquisition of the parcels described in the resolutions, (3) and Authorize the City Manager to pay up to the full appraised value of the affected parcels if any or all of the property owners wish to stop the condemnation process from this time forward.

**Doug Anderson** seconded the motion. A roll call vote was taken with all Councilmembers voting in the affirmative.

**SUMMARY ACTION:**

1. Approval of Minutes from August 15, 2017
2. Approval of Minutes from August 28, 2017

***Motion:***

**Brett Anderson** moved, with a second from **Brigham Mellor**, to approve summary action items 1 and 2 as contained in the staff report.

The motion was approved unanimously.

**GOVERNING BODY REPORTS:**

**City Manager Report**

**Dave Millheim** complimented Tarra McFadden regarding the quality and accuracy of the minutes, and thanked her for her contributions.

**Dave Millheim** shared a list of Top Public Companies in Utah and noted that Vista Outdoor, headquartered in Farmington, ranks as number 5.

**Dave Millheim** asked which Councilmembers would be able to attend the Economic Development Corporation of Utah Annual meeting to be held September 12. **Brigham Mellor** and **John Bilton** plan on attending.

**Dave Millheim** shared an overview of the City's response to the West Davis Corridor Environmental Impact Statement. The response was submitted in advance of the August 30

deadline. The City addressed Farmington-specific issues to the Federal Highway Administration. Mayor Talbot and the Councilmembers acknowledged the City Manager's efforts to craft a response.

**Holly Gadd** reminded the Council of the shoot scheduled for Monday, 9/25 at 5:30 at Davis Shooting Range with Chief **Wayne Hansen**.

### **Mayor Talbot & City Council Reports**

#### **Councilmember Cory Ritz**

Councilmember **Cory Ritz** noted that the Mosquito Abatement meeting will be held the next week. There have been a few confirmed cases of West Nile Virus in Utah, one resulting in the death of a Hillcrest High football coach. The Mosquito Abatement efforts will continue in full force until temperatures drop. The teams will be proactive about fogging and other mitigation endeavors.

#### **Councilmember Doug Anderson**

No updates to report.

#### **Councilmember Brett Anderson**

No updates to report.

#### **Councilmember Brigham Mellor**

Councilmember **Brigham Mellor** described the efforts to seek a scenic by-way designation for the West Davis Corridor. This would limit billboards and qualify the City to seek grants for additional aesthetic budget funds. Gary Uresk, Woods Cross City Administrator, has been instrumental in the efforts. The current thinking is to extend the scenic by-way designation for Legacy the additional 19 miles. Each impacted City would pass a resolution and submit a letter of support for review by a committee composed of gubernatorial appointees, State Department heads and private sector representatives. Eric Isom will work with Layton City Attorney, Gary Crane, to rewrite the law which would allow for an amendment to an existing by-way designation.

#### **Councilmember John Bilton**

Councilmember **John Bilton** provided an update related to the Central Davis Sewer District and potential impacts from construction of the West Davis Corridor. He described the process by which the CDSD disposes of bio-solids by composting the material, fertilizing hay, and then selling the hay to recoup some of the costs which keeps costs low for users. The CDSD has maintained a buffer around the location to minimize impacts on neighbors. Depending on the final alignment of the WDC and the 950 West / Shephard interchange the CDSD would likely discontinue the composting efforts which would drive costs up and residents would see sewer district fees increase.

## **Mayor Jim Talbot**

Mayor **Jim Talbot** reminded candidates that campaign signs are allowed to be posted beginning September 30. Mail-in ballots will be sent out on October 17. Signs can be in place until 3 days post-election. Candidates who want to update profile information for the website, need to have updates forwarded to appropriate staff by 5pm on Friday, September 8.

**Jim Talbot** has asked that Kent Hinckley and Connie Deianni extend their terms on the Planning Commission for 1 year and 2 years respectively. He also noted that an invitation was extended to Rulon Homer to fill a 4 year term beginning in January.

### ***Motion:***

**John Bilton** moved, with a second from **Doug Anderson** to approve the extension of terms for Kent Hinckley and Connie Deianni and the invitation for Rulon Homer to serve on the Farmington City Planning Commission.

The motion was approved unanimously.

**Jim Talbot** noted he was seeking additional names for potential Planning Commissioners.

## **CLOSED SESSION**

### ***Motion:***

At 7:57 pm, **Brigham Mellor** made a motion to go into a closed meeting for purpose of property acquisition. **Brett Anderson** seconded the motion which was unanimously approved.

### **Sworn Statement**

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the Council was so convened in a closed meeting.

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**Jim Talbot**, Mayor

### ***Motion:***

At 8:22 p.m., a motion to reconvene into an open meeting was made by **Brigham Mellor**. The motion was seconded by **Doug Anderson** which was unanimously approved.

## **ADJOURNMENT**

### ***Motion:***

At 8:22 p.m., **Cory Ritz** moved to adjourn the meeting.

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Holly Gadd, City Recorder

**Posted 09/22/2017**